



**EFFORTS TO ASSIST NON-PROFIT AFFORDABLE
HOUSING ORGANIZATIONS IN THE DEVELOPMENT
OF AFFORDABLE HOUSING IN 2019**

***TOWN OF WESTFIELD
UNION COUNTY, NJ***

January 17, 2020

Prepared by:
Donald B. Sammet, PP/AICP, Town Planner
License No. 5758

Efforts to Assist Non-Profit Affordable Housing Organizations in the Development of Affordable Housing In 2019

Purpose

This report is completed pursuant to the provisions found within the Town of Westfield Land Use Ordinance at Section 23.01H.3, and the Settlement Agreement by and between the Town and Fair Share Housing Center, dated April 4, 2017. Pursuant to those documents:

The Town shall enact a program to assist non-profit affordable housing organizations in the development of affordable housing in Westfield, as follows:

1. The Town will encourage the involvement of non-profits in meeting its unmet need, with a goal of providing twenty (20) additional homes, half for families, by December 31, 2025.
2. The Town agrees to hold an annual meeting in which local and regional non-profits are invited to participate in sharing ideas and making proposals.
3. The Town agrees to discuss the efforts to provide twenty (20) additional homes, half for families, at a council meeting for which thirty (30) days' public notice shall be provided, which meeting shall occur in the month of February annually. The Town shall provide a written report regarding such efforts during the past year at least two (2) weeks prior to the February meeting.

Background

Westfield filed a declaratory judgment action with the Superior Court on July 2, 2015, titled In re Town of Westfield Compliance with Third Round Mount Laurel Affordable Housing Obligations, Docket No. UNN-L-2391-15 (the "DJ Action"). The DJ Action sought a judicial determination of compliance with the Town's Third Round affordable housing obligation. The DJ Action was settled and the settlement was reviewed and approved by the Superior Court of New Jersey (the Honorable Karen Cassidy, A.J.S.C., presiding) after a Fairness Hearing, which approval is memorialized in an amended order entered by the court on October 30, 2017 and filed by the court on November 1, 2017. The Superior Court subsequently granted a Conditional Judgment of Compliance and Repose on May 31, 2018. Finally, on August 23, 2018, the Superior Court entered a Final Judgment of Compliance and Repose in favor of the Town of Westfield. The Final Judgment of Compliance and Repose is in effect for 10 years, beginning on July 2, 2015 and ending on July 2, 2025. During this 10-year period the Town and all of its boards have repose and immunity from any and all exclusionary zoning lawsuits, including "builders' remedy" lawsuits.

As explained in the purpose section of this report, presented here are the efforts that the Town of Westfield has taken towards working with non-profits in providing 20 additional homes, half for families, by December 31, 2025.

Affordable Housing Spending Plan

Pursuant to the requirements of the Conditional Judgment of Compliance and Repose, the Town Planning Board amended its Affordable Housing Spending Plan on July 2, 2018. It was subsequently endorsed by the Mayor and Council on July 10, 2018. The Spending Plan is part of the Town's Housing Element and Fair Share Plan.

An Affordable Housing Spending Plan is prepared for the purpose of setting forth planned expenditures from the affordable housing trust fund. The Town of Westfield's fund is financed through the collection of development fees (through the Town's development fee ordinance), an anticipated payment in lieu of construction of affordable units pursuant to a settlement agreement with a developer, and the interest generated by the fund. The affordable housing trust fund is deposited in a separate interest-bearing account and is dedicated for the purposes of affordable housing as described in the Affordable Housing Spending Plan.

Pursuant to the Court's judgment and the requirements of N.J.A.C. 5:97-8.8, the Affordable Housing Spending Plan has dedicated funding towards affordability assistance in order to make residential units more affordable, especially for very-low income tenants. This includes working with non-profit affordable housing organizations in the development of affordable housing in Westfield to help reach the Town's goal to provide 20 additional affordable housing units, half for families, by December 31, 2025. In addition, pursuant to the Court's judgment and as reflected in the Affordable Housing Spending Plan, Westfield has dedicated any excess funds or remaining balance toward working with non-profit affordable housing organizations to meet the additional 20 unit goal.

Annual Meeting with Non-Profits

Westfield's Municipal Housing Liaison organized an inaugural meeting between the Town and non-profit housing developers in 2019. Invitations to attend were distributed through direct contact with known developers, through the Town's Administrative Agent, and through the Housing and Community Development Network.

The meeting was well attended and the Municipal Housing Liaison provided an overview of the Town's Affordable Housing Plan including identified zone districts for inclusionary housing, the Town's Development Fee Ordinance which requires a contribution be made to the Town's Affordable Housing Trust Fund for certain projects, and a description of inclusionary housing projects completed or underway in Town. The Municipal Housing Liaison also described the Town's dedication of funds towards the construction of 20 additional affordable housing units, as mandated by agreement with the Fair Share Housing Center and as described in the Town's Affordable Housing Spending Plan.

Efforts to Assist Non-Profit Affordable Housing Organizations in the Development of Affordable Housing In 2019

Dialogue commenced surrounding the Town's in-house staff and capabilities and other resources that the Town could bring to the table. Attendees expressed interest in any available Town-owned parcels and were provided with a list of all properties in existing inclusionary zone districts by the Municipal Housing Liaison. Attendees identified high land costs as a significant issue especially in transit-oriented-development areas, and the need to offset those costs through density bonuses, or buy-down of land costs with the help of the municipality. Community support for projects was also identified as a critical component for projects.

Developer attendees included:

- Community Options, Inc.
- Community Investment Strategies, Inc.
- Conifer Realty, LLC
- Michaels Development
- Monarch Housing Associates
- Triple C Housing
- The Arc of Union County
- Bergen County United Way

Projects Underway with Non-Profits

The Town of Westfield continues to work with a local non-profit housing developer, ARC of Union County, towards the construction of housing on two separate sites. The first site, located at 244 Myrtle Avenue, contains a 4 bedroom community residence. This project is completed and a Certificate of Occupancy was issued on December 9, 2019. The second home, located at 304 Myrtle Avenue will also contain a 4 bedroom community residence and is currently under construction. In order to effectuate the development of these two sites, the Mayor and Council adopted General Ordinance Number 2114 on November 6, 2018. This ordinance amended the land use regulations for properties within the RA-5B Multi-Family Residence District, allowing for an as-of-right development of the two sites with community residences as proposed by ARC of Union County.



Involvement of the Westfield Housing Commission

The Town Municipal Housing Liaison proposed the involvement of the Westfield Housing Commission to assist with organizing and hosting the required annual meeting

Efforts to Assist Non-Profit Affordable Housing Organizations in the Development of Affordable Housing In 2019

with local and regional non-profit affordable housing organizations. Agreed to by the Mayor and Council, the duties of the Westfield Housing Commission were updated in late 2019 to include various provisions enabling them to assist with the implementation of the Town's Housing Plan.

The Westfield Housing Commission's responsibilities are updated to include the following responsibilities:

- (a) Provide status reports to the Municipal Housing Liaison in June and December of each calendar year, as to their efforts to fulfill their responsibilities identified in this Ordinance;
- (b) Be familiar with the Town's Housing Element and Fair Share Plan, Town Affordable Housing Regulations, and Town Affordable Housing Obligations identified therein;
- (c) Compile and maintain a list of non-profit housing developers who can potentially assist with the goal of providing affordable housing; and
- (d) Holding an annual meeting, for which it will invite local and regional non-profit affordable housing organizations to share ideas and make proposals to assist the Town in meeting any unmet needs under its affordable housing obligations.
 - (1) Seek the assistance of the Housing and Community Development Network of New Jersey and like advocacy groups when organizing and hosting the annual meeting.
 - (2) Provide a written report by December 1st of each year, to the Municipal Housing Liaison summarizing the efforts taken to hold the annual meeting, results of the annual meeting (including contacts made and interest garnered), and any next steps identified by the Commission.

Conclusion

The Town has dedicated affordable housing trust funds towards the goal of working with non-profit housing developers to construct 20 additional homes, has formed working relationships with non-profit housing developers, has compiled contact lists of non-profit housing developers, has expanded the mission of the Westfield Housing Commission to help with implementation of the Town's housing plan, and has hosted an inaugural annual meeting non-profit housing developers.

The Municipal Housing Liaison will present the efforts described within this report at a meeting of the Mayor and Council to be held on February 25, 2020. The Town Clerk's Office has provided the required 30 days notice for this meeting, as specified in the Town Land Use Ordinance and Settlement Agreement with the Fair Share Housing Center.

H:\Don\Affordable Housing Status Annual Reporting\2020\2020-Westfield-Non-Profit-Program.doc

Alexander Mezzomo On New Haven Dean's List

WESTFIELD — Alexander Mezzomo of Westfield, a student in the Henry C. Lee College of Criminal Justice and Forensic Sciences of the University of New Haven, Conn., has been named to the Dean's List for the fall 2019 semester. Alexander is working on a Bachelor of Science in Paramedicine.

PUBLIC NOTICE

TOWN OF WESTFIELD WESTFIELD, NEW JERSEY

Please take notice that at a public meeting to be held by the Westfield Town Council beginning at 8:00 PM on February 25, 2020, or at any time and place to which such meeting may be adjourned, in Council Chambers of the Westfield Municipal Building, 425 East Broad Street, Westfield, New Jersey 07090, the Town will discuss efforts it has taken to encourage the involvement of non-profits in meeting its unmet affordable housing need, with a goal of providing 20 additional homes, half for families, by December 31, 2025. This discussion is required pursuant to Land Use Ordinance Section 23.01H.3 and the Settlement Agreement by and between the Town and Fair Share Housing Center.

1 T - 01/23/20, The Leader Fee: \$18.87

PUBLIC NOTICE

TOWN OF WESTFIELD INVITATION TO BID

SEALED PROPOSALS WILL BE RECEIVED BY THE TOWN OF WESTFIELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL BUILDING, 425 EAST BROAD STREET, WESTFIELD, NEW JERSEY, AT 10:00 AM PREVAILING TIME ON WEDNESDAY, FEBRUARY 5, 2020, FOR THE FURNISH/DELIVERY OF PUBLIC WORKS LANDSCAPE MATERIAL, CONSISTING OF THE SPECIES AND QUANTITY AS PROVIDED ON THE PROPOSAL PAGE.

PROPOSALS SHALL BE IN WRITING ON THE FORMS FURNISHED AND MUST BE DELIVERED AT THE PLACE AND BEFORE THE HOUR ABOVE MENTIONED, AND MUST BE ACCOMPANIED BY A CERTIFIED CHECK OR BID BOND MADE PAYABLE TO THE TREASURER OF THE TOWN OF WESTFIELD, IN THE AMOUNT OF TWO HUNDRED DOLLARS (\$200.00) TO INSURE EXECUTION OF THE CONTRACT. (N.J.S.A. 40A:11-21) EACH BID MUST ALSO BE ACCOMPANIED BY A NON-COLLUSION AFFIDAVIT ON THE FORM INCLUDED IN AND EXPLAINED IN THE CONTRACT DOCUMENTS.

ALL BIDDERS MUST SUBMIT WITH THEIR BID A COPY OF THEIR NEW JERSEY BUSINESS REGISTRATION CERTIFICATE. FAILURE TO SUBMIT PROOF OF REGISTRATION WILL DIS-

the 2019 fall semester at Elon University, Elon, N.C. The Dean's List is composed of students with no grade below a B-minus and a grade point average of at least 3.50 in a minimum of 12 semester hours.

Anna is the daughter of Edward C. Ronk and Mary E. Mirisola of Westfield.

no advance registra-

To learn more Study Hall Night programs for add go to the lib wmlnj.org, and cli or call (908) 789

Westfield Me hours are 9:30

PUBLIC NOTICE

TOWN OF WESTFIELD BOARD OF ADJUSTMENT

Notice is hereby given that the Westfield Board of Adjustment adopted resolutions at its meeting on January 13, 2020, for the following applications decided upon at the meeting held on November 13, 2019, and December 9, 2019.

Miriam & Joe Verga, 360 Orenda Circle. Applicants sought approval to construct a dormer addition contrary Section 11.06E6 of the Land Use Ordinance to allow a side yard setback of 10.5 feet where the Ordinance requires a minimum side yard setback of 12.5 feet. Application approved with conditions.

Joseph Epstein, 1030 Irving Avenue. Applicant sought approval to construct an addition contrary Section 11.09E7 and 12.04F1 of the Land Use Ordinance to allow a rear yard setback of 25.5 feet where the Ordinance requires a minimum rear yard setback of 35 feet; to allow a building coverage of 23% (1,976 square feet without trellis) and 27.2% (2,316 square feet with the trellis) where the Ordinance allows a maximum building coverage of 20% (1,702.6 square feet). Application approved with conditions.

Augusto Russo, 506 Summit Avenue. Applicant sought an amendment to a previous approval granted September 11, 2017, contrary to Section 12.04F1, 12.04F2, 12.04F3, 13.01B of the Land Use Ordinance to allow a building coverage of 26.3% where the Ordinance allows a maximum building coverage of 20%; to allow a building coverage with a deck of 27.9% where the Ordinance allows a maximum building coverage of with a deck of 22%; to allow a maximum building coverage with a porch of 28.4% where the Ordinance allows a maximum building coverage with porch of 24%; to allow a distance from the garage to the residence of 12.67 feet where the Ordinance requires 15 feet. Application approved with conditions.

Aldona Haines, 870 New England Drive. Applicant is seeking approval to construct an addition contrary Section 12.03D of the Land Use Ordinance to allow a front yard setback of ± 46 feet to the main house new front gable design and 41.5 feet to the new 60 square foot front addition where the Ordinance requires a minimum front yard setback of 51.5 feet. Application approved with conditions.

Neil Woltzter, 13 Breeze Knoll Drive. Applicant sought approval to finish an existing basement contrary Section 12.04E1 and 11.04E8 of the Land Use Ordinance to

PUBLIC

David & Laure Shadowlawn Drive approval to construct front porch contrar 12.04F4, 12.03D of nance to allow a build where the Ordinance building coverage of ing coverage with a where the Ordinance building coverage w 24%; to allow a front feet where the Ordln yard setback of 38.2 proved with condition

YMCA, 138 Ferris Street. Applicant sou the adjacent rear ya family homes owned employee parking 11.12A, 11.12E11, 17.07, 13.01 13.02B2, 11.12E14, 1 of the Land Use Ord ing for a non-reside Ordinance allows pa use; to allow a cover of 57.8% for lot 17, 78 for lot 19, and 77.4% Ordinance allows a by improvements of 50% for lots 17, 18 parking area located abutting properties to zone where the Ord ing areas and drivew minimum of 10 feet fr erty located in any allow a driveway wlc the Ordinance requir least 10 feet in width where the Ordinance loading areas, and dr with granite block cul area of 400 square fo where the Ordinance floor area for a shed t allow sheds which upon which they are Ordinance requires ings, structures, and the same lot as the p allow 7 spots on lot 1 spots on lot 19 wher quires 2 parking spc dence with 3 bedroc rages for lot 17, 18, o storage sheds when quires each resident rage; to allow a self accessory building c Ordinance requires a in the rear yard which